

INDUSTRIAL BUILDING FOR SALE

8673-8681

8e AVENUE
SAINT-MICHEL





The property is located in Montreal's East End market, specifically in Saint-Michel. This asset benefits from close-proximity to several metro stations on Montreal's Blue and Orange Lines, which seamlessly connect with the new Réseau Express Métropolitain (REM) light metro rapid transit system and the Pie-IX BRT bus rapid transit system. Additionally, the property benefits from excellent accessibility to Highways 40, 15, 19, and 25, ensuring exceptional connectivity to all major transit networks.

8673 – 8681 8e Avenue

Legal Description: 1 741 081 (Cadastre Quebec)



GLA

± 9,237
SQ.FT.



LAND

±12,058
SQ.FT.



TENANTS

3



WALT

3.43



SHIPPING DOORS

3 Drive-in



CLEAR HEIGHT

15' - 4"

OFFERING PROCESS

The offering is being conducted on an exclusive basis by Trimont Québec Inc. (the “Advisor”) on behalf of the Vendor. Based on the information contained in the Confidential Information Memorandum, as well as other information that may be made available upon request, interested parties are invited to submit a Letter of Intent (“LOI”) on the Vendor’s form that addresses the requirements outlined under “Submission Guidelines.” The property 8673-8681 8e Avenue is to be purchased on an “as-is, where-is” basis with no legal warranty.

Any information related to 8673-8681 8e Avenue that has been or will be obtained by a prospective purchaser from the Vendor, the Advisor, or any other person has been prepared and provided solely for the convenience of the prospective purchaser. This information will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale. The Vendor reserves the right to accept or reject any expressions of interest or offers regarding the property 8673-8681 8e Avenue, to discuss or negotiate with one or more prospective purchaser(s) without obligation to do so to discuss or negotiate with other prospective purchasers, and/or to terminate discussions with all entities at any time with or without notice for any reason whatsoever and without any financial obligation or liability of any kind.

SUBMISSION GUIDELINES

The prospective purchaser will be selected by the Vendor in its sole and absolute discretion based on the terms and conditions proposed. A proposal should outline the terms for the purchase of the property and should include, at a minimum, the following information and items:

1. Identification of purchaser and beneficial owners;
2. Identification of the immovable(s);
3. Purchase price;
4. Deposit amount and terms;
5. Due diligence period and terms;
6. Evidence of the purchaser’s financial capacity ;
7. Method of financing the purchase;
8. Terms and conditions of closing;
9. The property 8673 - 8681 8e Avenue is to be acquired on an “as-is, where-is” basis, without any legal warranty.

[Click here to sign confidentiality agreement](#)

CONTACT



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DISCLAIMER: Information provided is based on sources considered reliable, without a guarantee of accuracy. No responsibility and/or warranty is assumed by the broker. This document is intended solely for informational purposes, and is made subject to errors, modifications, and omissions. The purchaser/lessee is encouraged to perform proper due diligence prior to an acquisition or lease agreement. This is not an offer or promise to sell/lease that could bind the vendor/lessor to the purchaser/lessee, but rather an invitation to submit such offers or promises. Any sale is made without legal warranty.

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